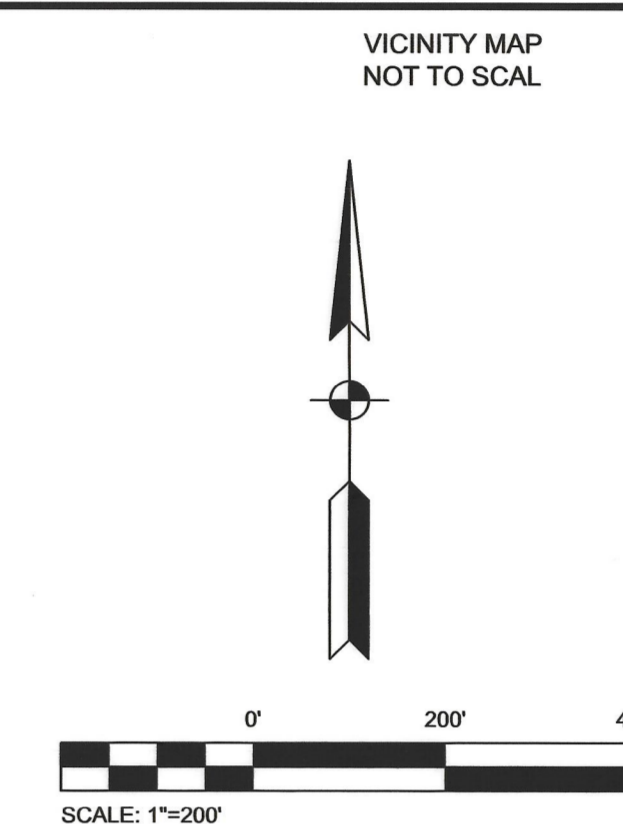
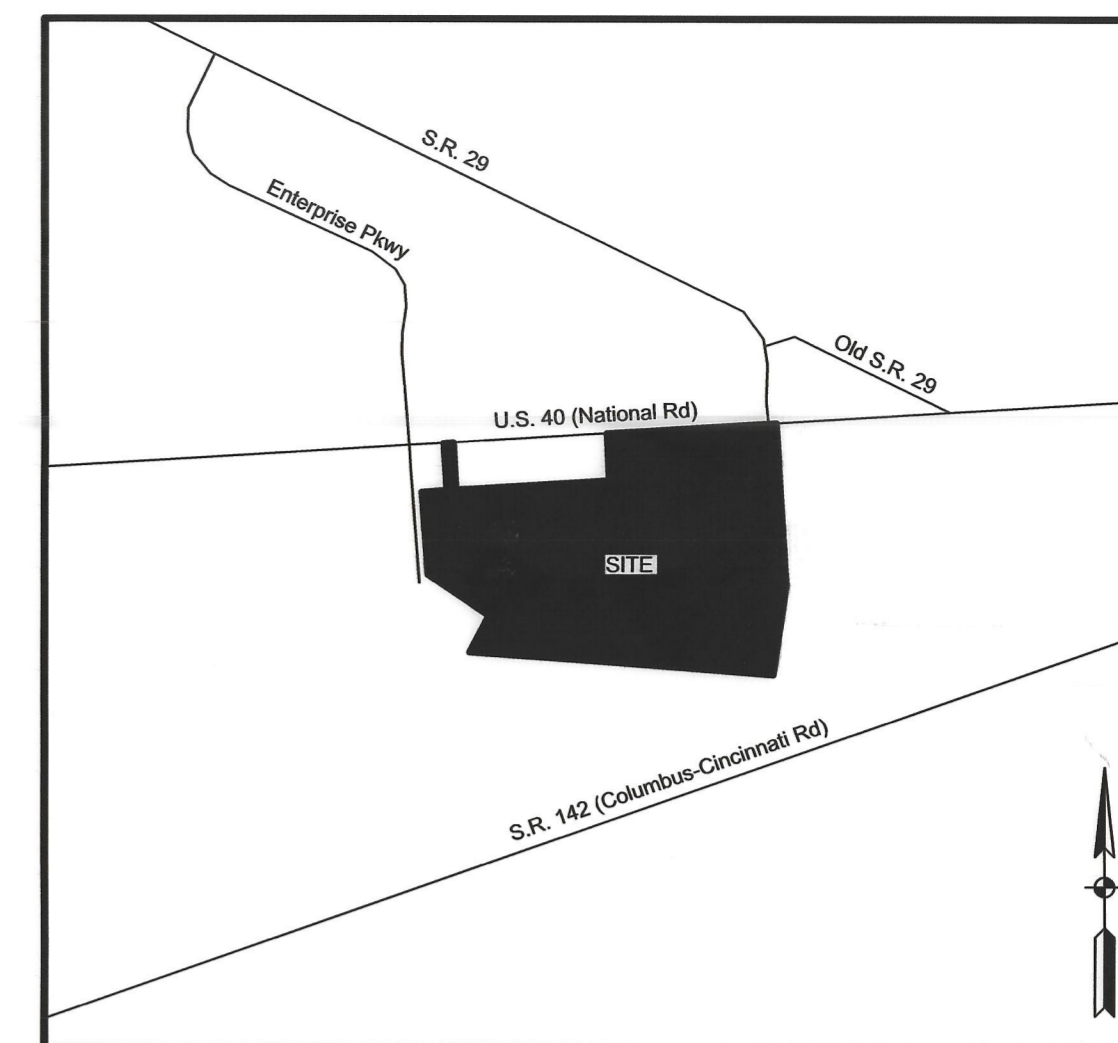
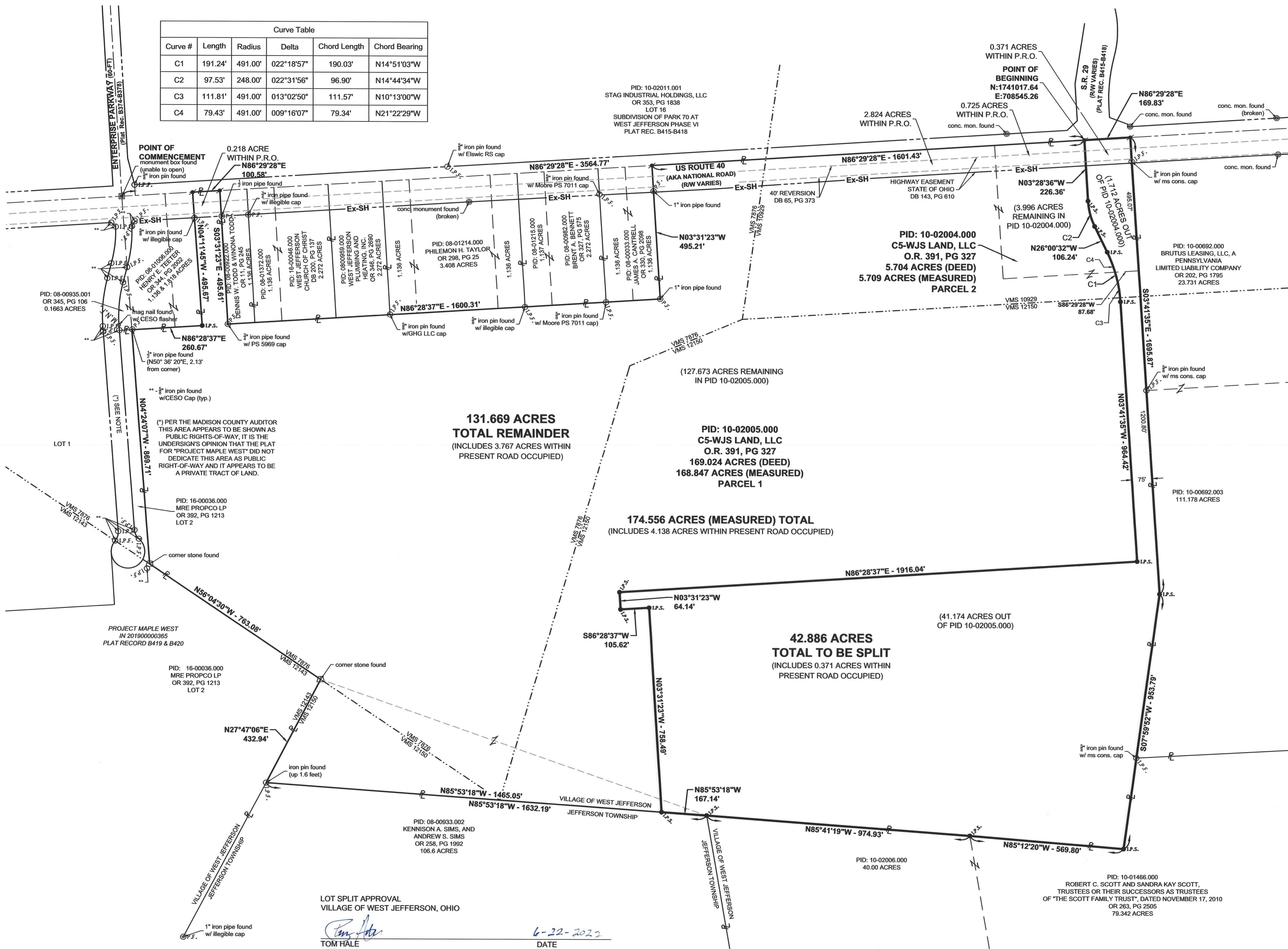


LOT SPLIT SURVEY PLAT

STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON
VIRGINIA MILITARY SURVEY NOS. 7876, 10929 & 12150

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	191.24'	491.00'	022°18'57"	190.03'	N14°51'03"W
C2	97.53'	248.00'	022°31'56"	96.90'	N14°44'34"W
C3	111.81'	491.00'	013°02'50"	111.57'	N10°13'00"W
C4	79.43'	491.00'	009°16'07"	79.34'	N21°22'29"W



- LEGEND**
See notes on the survey for monument found details
- MAG Spike Set
 - I.P.S. 3/8" x 30" Rebar Set w/ Cap "ASI PS 8438"
 - I.P.F. Iron Pin Found
 - ⊙ I.P.F. Iron Pin Found w/ Cap
 - ⊗ I.P.F. Iron Pipe Found
 - ⊕ Concrete Monument Found
 - ⊖ Stone Found
 - M.N.F. MAG Nail Found

ZONING INFORMATION
PER THE VILLAGE OF WEST JEFFERSON ZONING MAP (DATED 11/8/2021), THE SITE IS CURRENTLY ZONED PCD (PLANNED COMMERCE DISTRICT).

FLOOD ZONE INFORMATION
FLOOD INSURANCE RATE MAP HAVING COMMUNITY-PANEL NUMBER 39097C0175D (EFFECTIVE DATE JUNE 18, 2010) OF THE NATIONAL FLOOD INSURANCE PROGRAM INDICATES THIS SITE TO BE WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 89 DEGREES 28 MINUTES 28 SECONDS EAST FOR THE CENTERLINE OF U.S. ROUTE 40, AS MEASURED FROM GRID NORTH REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), ESTABLISHED UTILIZING A GPS SURVEY AND THE OHIO DEPARTMENT OF TRANSPORTATION'S VRS NETWORK.

RECORD SURVEYS, PLATS & R/W PLANS USED
JE-36, 94-19, 67-96, 87-18, 88-18, 107-18, 62-10, 15-00, 67-96, 50-02, JE-17A, 52-89, 36-18, 37-18, 50-13, 64-12, 76-95, 30-95, B415, B374, B419, MAD-40-7-12.5, MAD-40-6.88

THIS LOT SPLIT PLAT WAS PREPARED BASED ON AN ACTUAL SURVEY OF THE PREMISES PERFORMED UNDER MY SUPERVISION IN JANUARY 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
AMERICAN STRUCTUREPOINT, INC.

LOT SPLIT APPROVAL
VILLAGE OF WEST JEFFERSON, OHIO

[Signature]
TOM HALE
DIRECTOR OF PLANNING & DEVELOPMENT
DATE: 6-22-2022

[Signature]
RAY MARTIN
MAYOR
DATE: 6-22-2022

[Signature]
JOHN MITCHELL
DIRECTOR OF PUBLIC SERVICE
DATE: 6-22-2022

Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
06-22-2022 AT 01:48 P.M.
PLAT 43.60

[Signature]
Rachel Fisher, Deputy Recorder



[Signature]
BRIAN P. BINGHAM
REGISTERED PROFESSIONAL SURVEYOR NO. 8438
DATE: 6/22/2022

PREPARE FOR
CORE5 INDUSTRIAL PARTNERS

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr., Ste 300, Columbus, Ohio 43231
TEL: 614.901.2235 FAX: 614.901.2236
www.structurepoint.com

LOT SPLIT SURVEY PLAT FOR
C5 M&E LOGISTICS CENTER
WEST JEFFERSON, MADISON COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE: 5/19/2022
DRAWN BY: BPB
CHECKED BY: BPB
JOB NUMBER: 2020.02421